

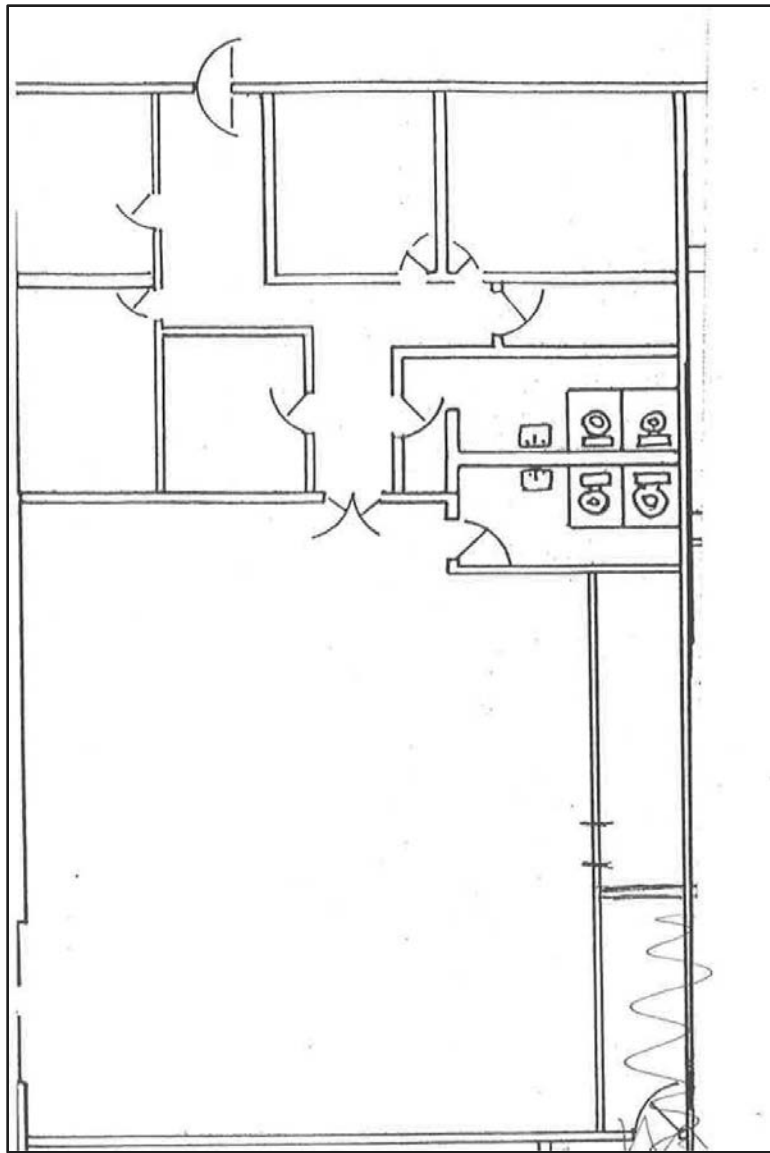


5K SF Industrial/Flex space in Arcadia

5445 Peck Road Arcadia, CA 91006

For Lease: \$1.20 Per Month Modified Gross

- HVAC in warehouse area, sprinklers and bonus mezzanine storage.
- Approx 1,500 Sf of office area with 4 private offices, two large restrooms, storage area and reception area.
- Private and secured parking area behind electronic gate with 7 spaces.
- 400 AMP, 250 Volt Double-Phase power. 10'x14' grade level loading.
- Excellent signage on front facade of building.
- Close access to the 605, 10 and 210 freeways.



Population Estimates			
	1 Mile	3 Miles	5 Miles
Population (2018)	14,898	210,031	278,731
Median HH Income	\$68,397	\$61,240	\$90,381

All information deemed reliable but not guaranteed. Tenant to verify square footage, use and other information.



Top Commercial Realty

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